Realty 48A

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $154,900

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Alan Frio	Alan Frio	MAP:132-09 A
100 Brattlesboro Drive	100 Brattlesboro Drive	Parcel:12.00
Nashville, TN 37204	Nashville, TN 37204	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MATTHEW ERIC SAIER AND APRIL DAWN DEWEESE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ALAN C. FRIO

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 100 Brattlesboro Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness Our hand on the 26th day of June, 2003.

Matthew Eric Saier

April Dawn Deweese

Davidson County DEEDWARR
Recvd: 07/03/03 13:52 2pgs
Fees:13.00 Taxes:573.13

20030703-0092625

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MATTHEW ERIC SAIER AND APRIL DAWN DEWEESE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 26th day of June, 2003.

Notary Public Mary B. Edmondson

My Commission Expires: Jan 29, 2005

MARY B. EDMONDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 100, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BRATTLESBORO CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6092, PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING LOCATED UPON LOT NO. 7 ON THE PLAN OF CONDOMINIUM SITE PLAN BRATTLESBORO OF RECORD IN PLAT BOOK 5800, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO APRIL DAWN DEWEESE AND MATTHEW ERIC SAIER BY WARRANTY DEED FROM LYNN M. PEITHMAN BLOOM AND HUSBAND, IAN SPENCER BLOOM, OF RECORD IN INSTRUMENT NO. 20010621-0065869, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein